



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Tahani Zoubai & Anas Alzoobi
DOCKET NO.: 21-49178.001-R-1
PARCEL NO.: 18-31-304-016-0000

The parties of record before the Property Tax Appeal Board are Tahani Zoubai & Anas Alzoobi, the appellants, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$33,736
IMPR.: \$80,707
TOTAL: \$114,443

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 2-story dwelling of masonry exterior with 6,184 square feet of living area. The dwelling is approximately 23 years old. Features of the home include a basement, central air conditioning, three fireplaces, and a 4-car garage. The property has a 46,533 square foot site and is located in Burr Ridge, Lyons Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located within the same assessment neighborhood code as the subject. The parcels range in size from 17,561 to 233,259 square feet of land area and are improved with class 2-09 homes of masonry, stucco, or wood and masonry exterior construction ranging in size from 5,133 to 6,990 square feet of living area. The

dwelling range in age from 29 to 36 years old. Each home has a basement, two of which have finished area, central air conditioning, two fireplaces, and a 3-car or a 3.5-car garage. The comparables sold from December 2019 to January 2021 for prices ranging from \$725,000 to \$1,025,000 or from \$120.17 to \$163.32 per square foot of living area, including land. Based on this evidence the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$114,443. The subject's assessment reflects a market value of \$1,144,430 or \$185.06 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on two comparable sales¹ located within the same assessment neighborhood code as the subject. The comparables have 20,775 or 30,242 square foot sites that are improved with 2-story, class 2-09 homes of masonry exterior construction with 5,014 or 5,935 square feet of living area. The dwellings are 15 or 28 years old. Each home has a basement, one of which has finished area, central air conditioning, two fireplaces, and a 2.5-car or a 4-car garage. The comparables sold in March and June 2021 for prices of \$1,325,000 and \$1,487,500 or \$264.26 and \$250.63 per square foot of living area, including land, respectively. Based on this evidence the board of review requested the subject's assessment be sustained.

Conclusion of Law

The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Adm.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Adm.Code §1910.65(c). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellants' comparables #1, #2, and #3 and the board of review's comparable #2, due to substantial differences from the subject in site size, dwelling size, and/or basement finish. The Board finds the best evidence of market value to be to the appellants' comparable #4 and the board of review's comparable #1, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, site size, location, and features. These comparables sold for prices of \$782,500 and \$1,487,500 or \$139.96 and \$250.63 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,144,430 or \$185.06 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

¹ The board of review presented four comparables but reported sales data for only two comparables which are renumbered as #1 and #2 for ease of reference.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member

Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

April 15, 2025



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Tahani Zoubai & Anas Alzoobi, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602